



NEW CONSTRUCTION - 7,080 SQ. FT. OFFICE/WAREHOUSE BUILDING

For Lease | Industrial Office/ Warehouse Building

6871 28th St Cir E

Sarasota, FL 34243

**Michael Saunders & Company**  
Licensed Real Estate Broker  
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

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## PROPERTY INFORMATION

6871 28TH STREET CIRE, SARASOTA, FL

<b>TOTAL SQUARE FEET:</b>	7,080 SF
<b>SQ. FT. OFFICE:</b>	400 SF
<b>SQ. FT. WAREHOUSE:</b>	6,317 SF
<b>LAND SIZE:</b>	0.8 AC
<b>YEAR BUILT:</b>	2024
<b>ZONING:</b>	HM
<b>ELECTRIC (PHASE):</b>	3-Phase
<b>OVERHEAD DOORS:</b>	2 - 12'x14'
<b>LOADING DOCK:</b>	No
<b>FIRE SPRINKLERS:</b>	No
<b>PARKING:</b>	14+/-

### PROPERTY DESCRIPTION

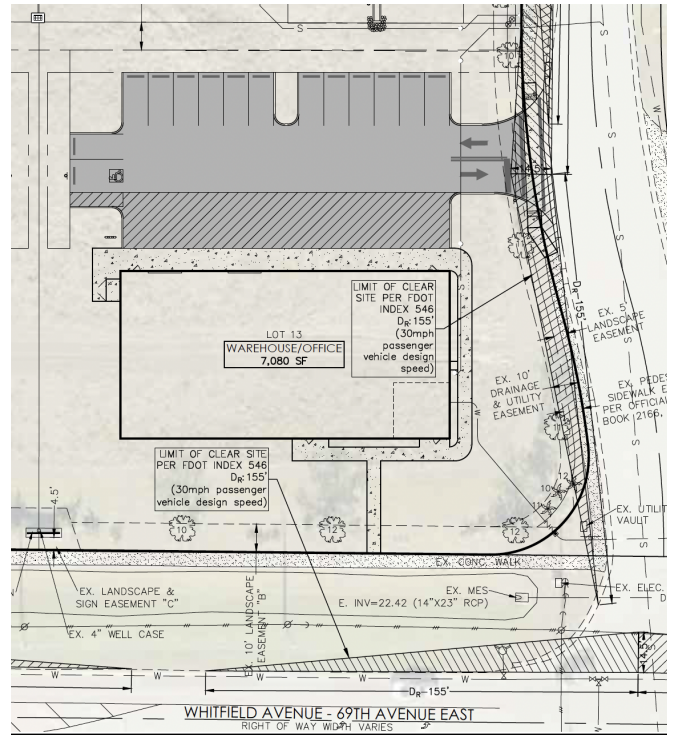
BRAND NEW 7,080 sq. ft., office/warehouse building currently under construction off 28th St Circle East. Warehouse will be fully insulated and air conditioned, with two 12'x14' overhead doors, 16' ceiling height, and 3-phase power. Plans are to build out 400 sq. ft. of open office area, plus 2 restrooms, one dedicated to the office area and one for warehouse use. This is a great opportunity to occupy a free-standing building with 14 car parking. Zoned for Heavy Manufacturing (HM) uses, however some uses are restricted under the regulations for the Whitfield Park of Commerce.

The building will front Whitfield Avenue, just 3 blocks from Highway 301, for easy access to both Sarasota and Manatee Counties. Location also allows for quick access to I-75 via State Road 70 or University Parkway.

Anticipated completion June/July 2024. Need more space? Property owner also owns the adjacent Lot 12, which can be made available for outside storage or additional parking, at an additional cost.

### LOCATION OVERVIEW

From Highway 301, go east on Whitfield Avenue to 28th Street Circle East. Property is located on the northwest corner of Whitfield Avenue and 28th Circle East in the Whitfield Park of Commerce. Look for sign.



# LEASE

## \$19.50 PER SQ.FT.

## \$11,500/MONTH

# NNN RATE

Charges estimated at \$3 per sq. ft. which includes property taxes, building insurance, landscaping, and association dues. Sales Tax additional.

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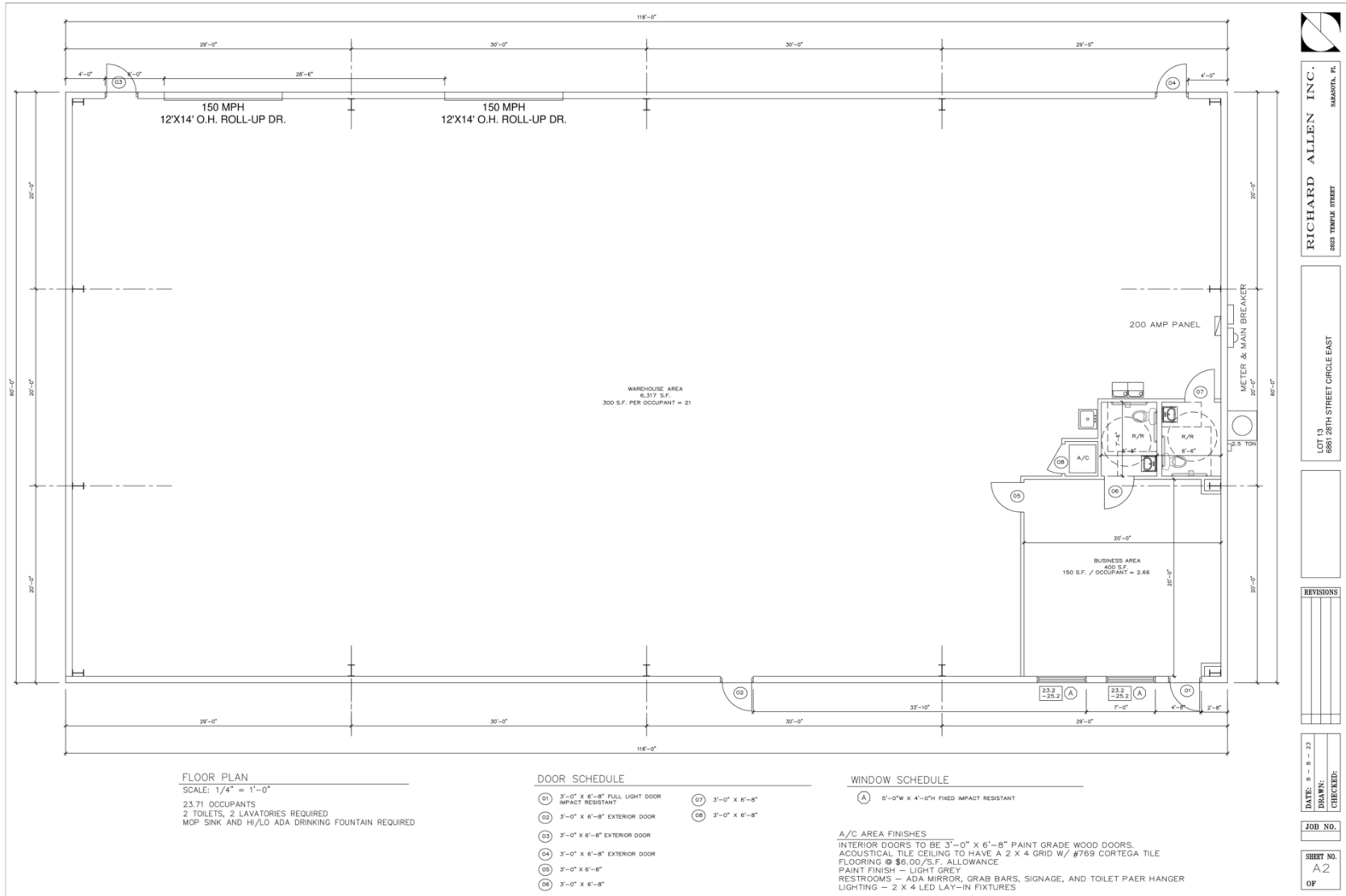
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## LOCATION MAPS

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